

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135438/FH/2022
Date registered valid: 20 December 2022
Proposal: Erection of a single storey rear extension to form additional living accommodation
Address: 8 Moresby Drive, Manchester, M20 5GL
Ward(s): Didsbury East Ward

Applicant: Mrs & Mrs Copping-Barrett
Agent (if any): Alan Sorah Planman3D
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 09 February 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2023

Standard consultations: Printed: 6 January 2023 Expired: 27 January 2023

Neighbour notifications: Printed: 6 January 2023 Expired: 27 January 2023

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with red concrete roof tiles. The property features brown uPVC windows (including a two-storey bay), a front porch canopy, a large driveway, existing two-storey side extension (093018/FH/2010/S2) and single storey rear extension and a spacious rear garden.



Figure 1. Photograph of the principal elevation of No.8 Moresby Drive.

Description of area

Moresby Drive is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to the River Mersey, Millgate Fields and Kingsway (A34). The area predominantly consists of semi-detached residential properties with relatively spacious rear gardens.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension in order to provide additional living accommodation.

Planning History

093018/FH/2010/S2 - Erection of a two-storey side extension – **APPROVED** (16.06.2010)

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Flood risk management had no objection to the proposal and requested that an informative condition be attached to the decision notice.

Cadent Gas had no objection to the proposal and requested that an informative condition be attached to the decision notice.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

Siting, scale and massing – The single storey extension would be sited at the rear of the property, facing north / northeast, replacing the existing rear extension. It would project 3m from the original rear elevation of the property and would extend up to the edge of the previously approved two-storey side extension with a width of 6.92m, mono pitch roof height of 3.522m and eaves height of 2.585m. The proposed extension would be sited away from the boundary shared with No.6, maintaining a gap of approximately 1.612m. The 3m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and, given the notable size of the rear garden and the 1.612m gap to the shared boundary, the siting, scale and massing of the proposal is deemed as acceptable as it would not result in an 'excessively large or bulky' addition to the property.



Figure 2. Photograph of the existing single-storey rear and two-storey side extensions present at the property.



Figure 3. Photograph depicting the property in relation to its spacious rear garden.

Appearance and visual amenity – The rear extension would be built of brickwork, concrete roof tiles and uPVC windows to match the existing. Its east / southeast-facing side elevation would be blank, whilst its west / northwest-facing side elevation would feature a set of uPVC / composite doors. Its rear elevation would also feature one uPVC window and three rooflights.

The proposal is relatively standard in terms of its design and scale for residential extensions in this locality and, due to its siting at the rear of the property, would not feature within the street scene. Hence, the overall character of the house and area should not be significantly harmed by these works. The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.



Figure 4. Proposed front and rear elevations of No.8 Moresby Drive, as submitted by the applicant's agent.



Figure 5. Proposed side elevations of No.8 Moresby Drive, as submitted by the applicant's agent.

Residential amenity – Given the maximum roof height of 3.522m in addition to the north / north-easterly orientation and siting away from shared boundaries, the proposal should not cause undue loss of sunlight or daylight for neighbouring residents. Moreover, the blank east / southeast-facing side elevation should ensure that the privacy of neighbouring residents should not be compromised.

The proposed development is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies EN1 and DM1 of the Core Strategy.

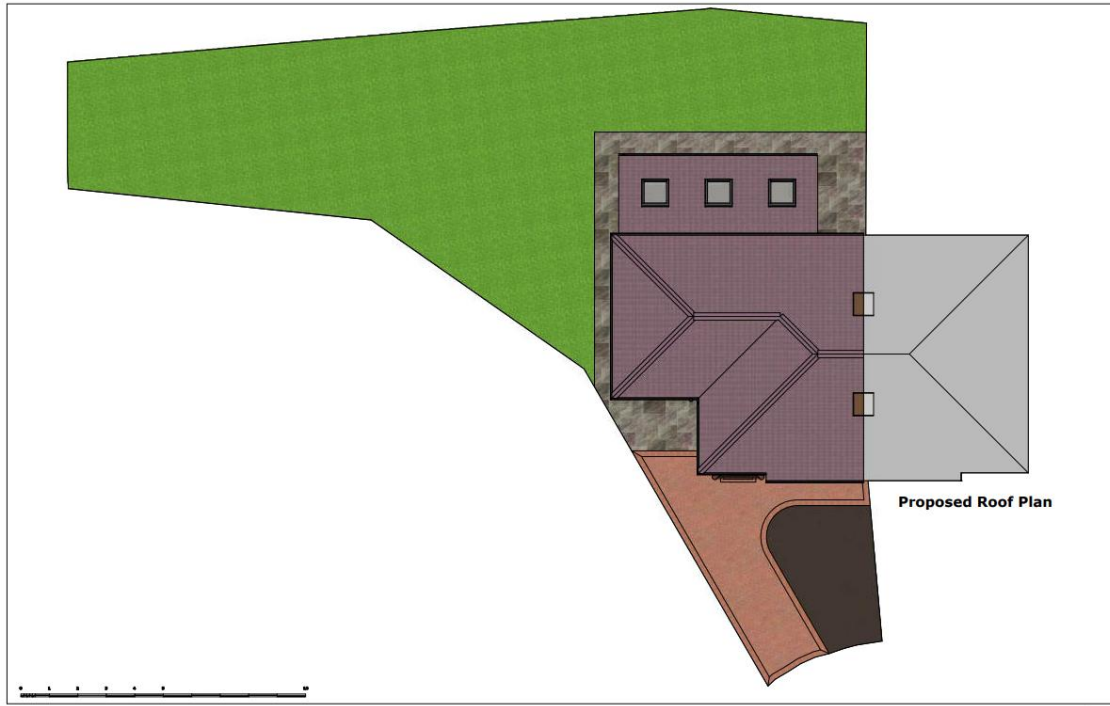


Figure 6. Proposed roof plan of No.8 Moresby Drive, as submitted by the applicant's agent.

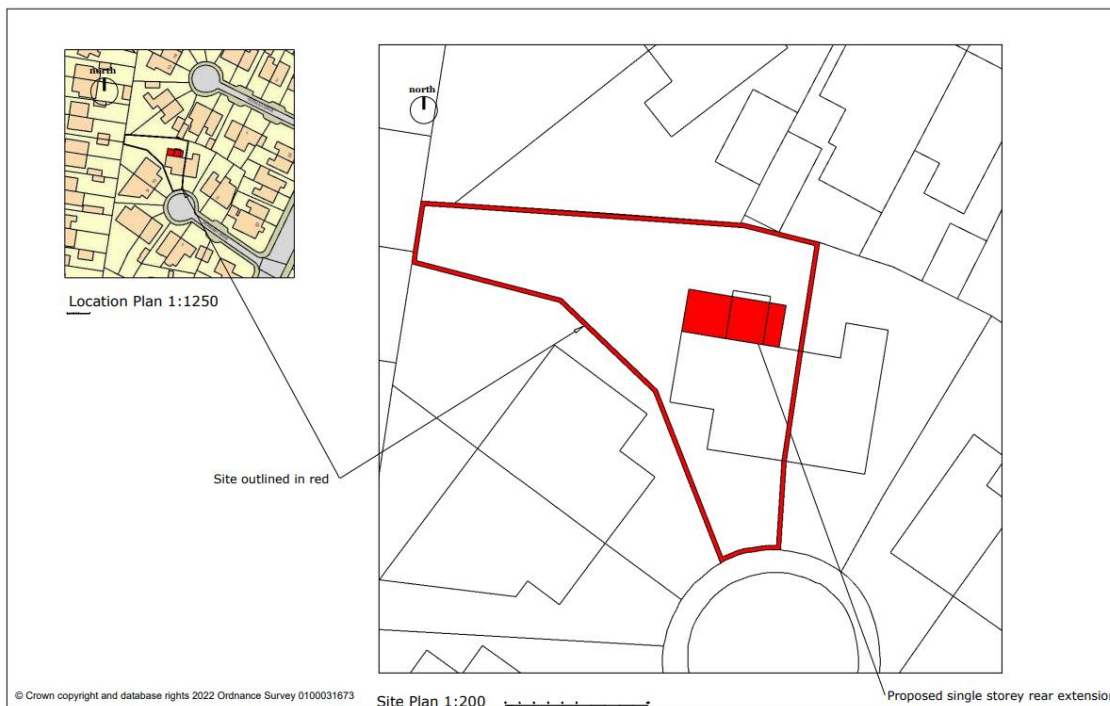


Figure 7. Site plan of No.8 Moresby Drive, as submitted by the applicant's agent.

Waste management – The current bin storage arrangements would be unaffected by this proposal as adequate space and access to the rear is retained, thus according with policy EN19 of the Core Strategy.

Parking – The current car parking arrangements and front driveway would be unaffected by this proposal.

Conclusion – Given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon existing levels of visual and residential amenity as well as waste management and parking as it

broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawing pack labelled: 'Proposed ground floor rear extension', stamped as received by the City Council as Local Planning Authority on the 20th December 2022.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form and drawing pack, including brickwork and roof tiles to match the existing.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2) As per the FRA, the proposed extension is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the existing property.

The site is within Flood Zone 2 and an Environment Agency Flood Warning Area. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

11 Tuscan Road, Manchester, M20 5GS
6 Moresby Drive, Manchester, M20 5GL
5 Moresby Drive, Manchester, M20 5GL
3 Moresby Drive, Manchester, M20 5GL
9 Tuscan Road, Manchester, M20 5GS
10 Moresby Drive, Manchester, M20 5GL
9 Glenlea Drive, Manchester, M20 5QJ
7 Glenlea Drive, Manchester, M20 5QJ
5 Glenlea Drive, Manchester, M20 5QJ
11 Glenlea Drive, Manchester, M20 5QJ
9 Moresby Drive, Manchester, M20 5GL
7 Moresby Drive, Manchester, M20 5GL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA